



Barnfield Drive  
Solihull





## Property Description

A Home Like No Other: Four-Bedroom High-Tech Haven in the heart of Solihull.

Welcome to a property that redefines modern living. Set in the exclusive Damson Parkway Estate, this stunning four-bedroom detached home is the perfect combination of luxury, technology, and style. Nestled near the end of a peaceful private road, this prestigious residence offers convenience and unparalleled comfort.

With cutting-edge smart home features, exceptional design, and a chance to add your personal touch to the outdoor space, this is more than just a house—it's your future dream home.

Key Features to Fall in Love With:

- o Four Spacious Double Bedrooms, including a luxurious master suite with fitted wardrobes to master, premium flooring, and a truly indulgent ensuite bathroom.
- o Elegant Living Room: A show-stopping cinema wall with TV, ambient Hue lighting, and electric blinds—perfect for family nights or entertaining guests.
- o State-of-the-Art Kitchen: Open-plan, expertly designed, and packed with high-end appliances for the ultimate culinary experience.
- o Modern Entertaining Spaces: A bright and cozy conservatory with underfloor heating and customizable lighting.
- o Tech-Driven Living: Amazon Fire home controls, Ring security system, Hive heating, underfloor heating, and Hue smart lighting throughout.

This house has everything a discerning buyer could wish for, with every room offering sleek style and premium features that enhance daily life.

## Smart Entrance Hallway

From the moment you enter, you're greeted by a sense of modern elegance. Composite double glazed door and windows to front aspect. The wireless Yale smart lock offers secure, keyless entry, while the Amazon Fire screen ensures you're always in control of your home's features, from lighting to CCTV.

## Kitchen - Culinary Masterpiece

27' 5" x 11' 7" ( 8.36m x 3.53m )

The heart of the home, this breathtaking open-plan kitchen is a dream for chefs and entertainers alike:

- o Stunning kitchen island incorporating plenty of quirks, not to mention a drinks cooler.
- o Two full-size integrated fridges and freezers to accommodate even the largest family gatherings.
- o Dual ovens, airfryer, and a sensor hob with a built-in jet extractor for seamless cooking.
- o Quooker Cube system, delivering boiling, chilled, or sparkling water at the touch of a button.
- o Cinema TV system and underfloor heating to elevate your cooking and dining experience.
- o Finished with champagne sinks and soft Hue lighting, every detail of this space exudes luxury.
- o Double glazed bi-folding doors to rear.
- o Underflooring heating
- o SONOS home cinema surround system with base unit built into island feature and two pop up wireless charging pods

## Living Room - Relax & Impress

17' 9" max x 11' 8" ( 5.41m max x 3.56m )

Unwind in style with the feature cinema wall, where your favourite shows and movies come alive. Coupled with smart Hue lighting and elegant electric blinds, this room is a haven of sophistication and comfort. Double glazed window to front aspect. Underfloor heating.

## Practicality Meets Style

- o A separate utility room (5.9 x 2.6) with a Bluetooth-enabled washing machine, drying machine, and a brand-new Worcester Bosch boiler.
- o Guest W.C. on the ground floor for added convenience with; Alexa Lighting, Underfloor heating, Wireless Anti-steam Mirror and Hidden Hue lighting in the rear wall.
- o Integral garage with a Bluetooth-enabled

power door, high security, and Alexa integration.

## Conservatory - Perfect Escape

14' 7" x 9' 8" max ( 4.45m x 2.95m max )  
Flooded with natural light and warmed by underfloor heating, the conservatory provides a peaceful retreat or an ideal space to entertain. With customizable Hue lighting, you can set the mood for any occasion. Double glazed windows to rear and side aspects. Underfloor heating.

## Bedrooms - A Sanctuary

All four bedrooms are generous doubles, offering ample space and flexibility.

### Master Bedroom

17' 8" max x 11' 8" max ( 5.38m max x 3.56m max )  
Step into pure indulgence with this serene sanctuary:  
o Fitted wardrobes for effortless organization.  
o Remote-controlled lighting and a smart Alexa-integrated fan.  
o L-Shape room  
o Double glazed windows to front aspect and central heating radiator.

### Master En-Suite

o A stunning en-suite bathroom, featuring:  
o Alexa voice-activated rain shower with massage jets.  
o Sleek black suite with sensor lighting and an illuminated mirror.  
o A spa-like atmosphere to start or end your day in luxury.

### Main Bathroom

Designed for ultimate relaxation and entertainment, the main bathroom is an oasis of tranquility:  
o A built-in TV lets you soak in the oversized bath while catching up on your favourite shows.  
o Surround ceiling speakers for an immersive audio experience.  
o Triple sunken mirrors with integrated

lighting and power outlets.

o Newly fitted oversized bath and premium fixtures for that luxurious spa feel.

### Bedroom Two

13' 7" x 9' ( 4.14m x 2.74m )  
Double glazed window to front aspect and central heating radiator.

### Bedroom Three

11' x 9' ( 3.35m x 2.74m )  
Double glazed window to rear aspect and central heating radiator.

### Bedroom Four

11' x 7' 7" ( 3.35m x 2.31m )  
Double glazed window to rear aspect and central heating radiator.

## Outside - Your Canvas Awaits

The large rear garden offers limitless potential to design your own outdoor oasis. Whether you dream of lush landscaping, a chic patio, or a play area for the kids, this blank canvas is your opportunity to create something truly special.

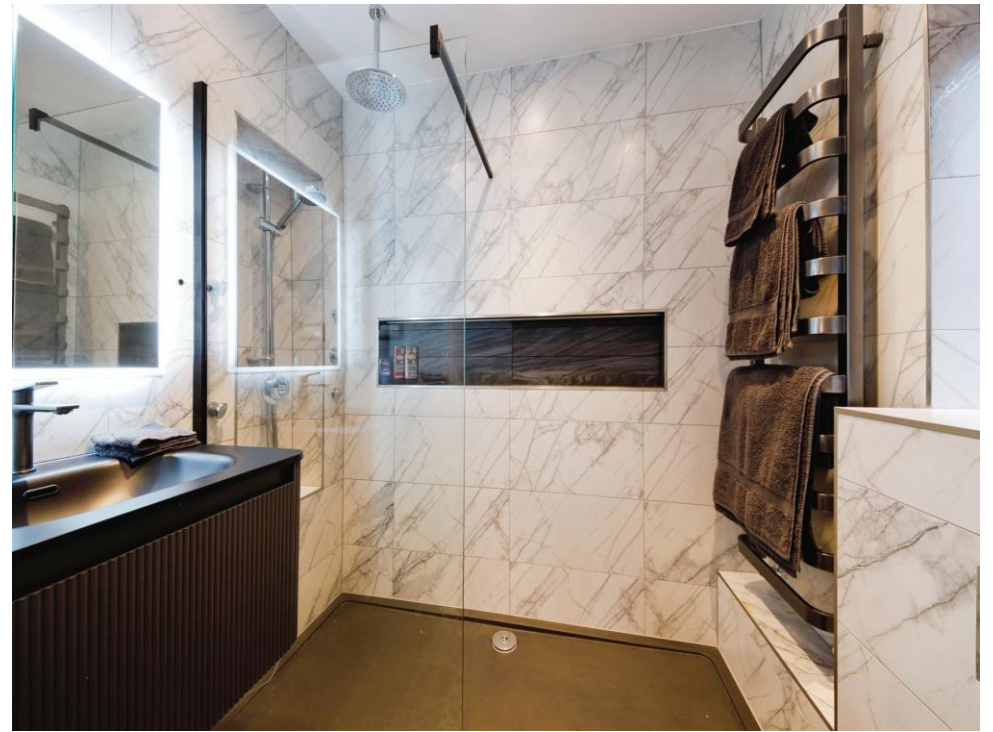
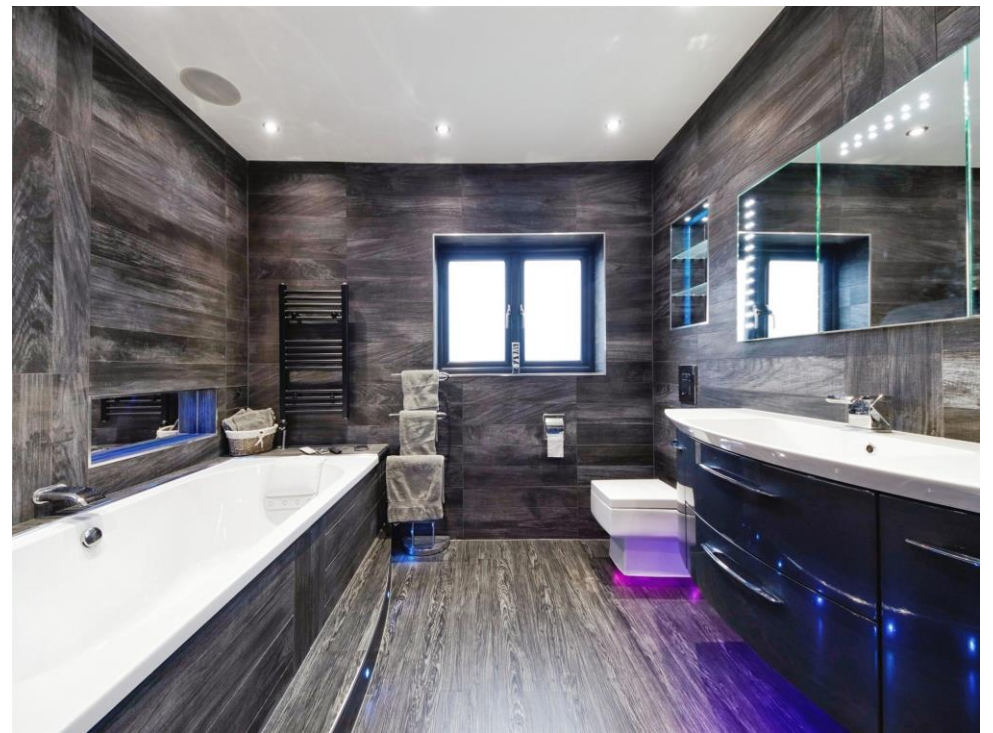
The front driveway provides ample parking, while the attractive frontage enhances the home's curb appeal.

## Technology That Works For You

This home doesn't just look stunning-it thinks for you:

o Ring alarm system with internal and external cameras for complete peace of mind.  
o Multiple Amazon Fire screens for centralized control of cameras, gadgets, and lighting.  
o Hive heating and underfloor heating for year-round comfort.  
o Hue lighting system throughout, offering customizable colours and moods at the touch of a button.









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